128.0	0002	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,000 /	772,000
					USE VALUE:	772,000 /	772,000
					ASSESSED:	772,000 /	772,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YUNES FRANK B/MONICA
Owner 2:	
Owner 3:	
Street 1:	47 MENOTOMY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PELOSKY CHRISTINE L -
Owner 2:	-
Street 1:	47 MENOTOMY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	292,900		479,100	772,000
Total Card	0.137	292,900		479,100	772,000
Total Parcel	0.137	292,900		479,100	772,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.43 | /Parcel: 420.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82804

GIS Ref

GIS Ref

Insp Date 04/24/18

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,900	0	5,962.	479,100	772,000		Year end	12/23/2021
2021	101	FV	284,600	0	5,962.	479,100	763,700		Year End Roll	12/10/2020
2020	101	FV	284,700	0	5,962.	479,100	763,800	763,800	Year End Roll	12/18/2019
2019	101	FV	227,000	0	5,962.	449,100	676,100	676,100	Year End Roll	1/3/2019
2018	101	FV	221,800	0	5,962.	371,300	593,100	593,100	Year End Roll	12/20/2017
2017	101	FV	221,800	0	5,962.	341,400	563,200	563,200	Year End Roll	1/3/2017
2016	101	FV	221,800	0	5,962.	311,400	533,200	533,200	Year End	1/4/2016
2015	101	FV	209,800	0	5,962.	305,400	515,200	515,200	Year End Roll	12/11/2014

!10001!

PRINT

Date	Time
12/30/21	09:55:55

LAST REV

Date	Time
05/14/18	11:47:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10001

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PELOSKY CHRISTI	1322-1396		7/8/2006		490,000	No	No		
WOLF PAUL S/ETA	1175-59		8/1/1997		245,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2016	1338	Insulate	2,137	C				
3/27/2015	261	Manual	1,500					Half bath - window

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	CC	Chris C
1/6/2009	Meas/Inspect	189	PATRIOT
12/6/2006	MLS	MM	Mary M
11/30/1999	Meas/Inspect	243	PATRIOT
3/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total:	479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33403909
Const Adj.:	0.99079168
Adj $ / SQ:	178.437
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424539
Depreciation:	131607
Depreciated Total:	292932

COMMENTS

SCUTTLE. OF= SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

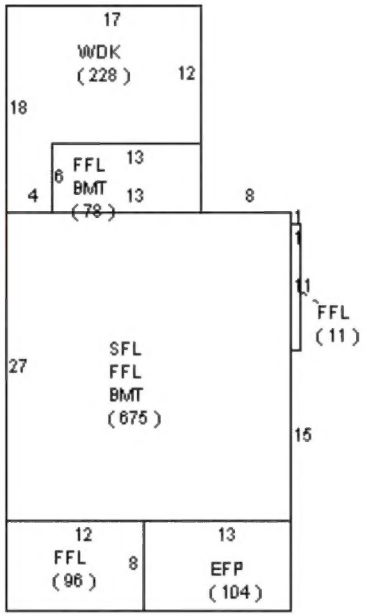
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.44
Special Features:	0	Val/Su Net:	111.79
Final Total:	292900	Val/Su SzAd	190.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	860	178.440	153,456
BMT	Basement	753	67.450	50,789
SFL	Second Floor	675	178.440	120,445
WDK	Deck	228	10.290	2,346
EFP	Enclos Porch	104	52.910	5,503

Net Sketched Area:	2,620	Total:	332,539
Size Ad	1535	Gross Area	2620	FinArea	1836
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

128.0-0002-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	9X10	A	AV	1986	0.00	T	26.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	